



JOHNSTOWN

DEVELOPMENT PLAN 1995

PLANNING DEPARTMENT
KILDARE COUNTY COUNCIL
NOVEMBER 1995

JOHNSTOWN

INTRODUCTION

1.1 INTRODUCTION

Johnstown is a small settlement on the southern side of the Naas - Dublin dual carriageway which by-passes the village. It is located approximately 2 miles from Naas and 17 miles from Dublin.

The village developed on either side of the Main street in close relation to the Palmerstown Estate. The construction of the dual carriageway while severing the village from its relationship with Palmerstown Estate, improved the environmental standards of the village because of the elimination of through traffic. The village was recognised as a "Special Village" in the 1977 County Development which should be developed and maintained. A development plan for Johnstown was prepared for the 1977 County Development Plan. This plan was reviewed in 1985.

The 1985 Plan will be replaced by this new document.

1.1 PERIOD OF THE PLAN

The period of this plan should be taken as five years from the date of its adoption by the council, or until the plan is varied or a new plan is made.

1.2 PLAN AIMS

The basic aims of the plan is to set a framework for the physical growth of Johnstown so that development can take place in a co-ordinated and orderly manner while at the same time conserving the intrinsic character of the village taking into account the social and economic needs of the population. The plan, therefore sets out basic policies and objectives, the implementation of which will contribute to the achievement of this aim. The emphasis in this plan is on retaining the character of the village and encouraging development while at the same time restricting ribbon development and maintaining a clear division between the village and countryside.

1.3 STATUS CONTEXT AND CHARACTER

Johnstown is a compact village with a special scale and character which should be protected. The village is located on the southern side of the Naas - Dublin dual carriageway which bypasses the village. It is approximately two miles from Naas. The village has a fine architectural streetscape with fine stands of mature trees forming a backdrop to several buildings within the village. There is a modern housing scheme of 19 houses which relates well to the scale of the village structure. Johnstown's function is that of a small service centre having a number of small shops, restaurant, post office and garden centre.

Due to its proximity to Naas Johnstown has not developed independent social or community services. As a result services such as schooling , shopping and religious worship are provided for in Naas.

1.4 POPULATION

There are no census figures for Johnstown as it is not classified as a census town. However based on a house count it is estimated that the population of the village is approximately 192 in 1994.

This represents a small reduction over the period of the last plan.

1.5 UTILITY SERVICES

There is a public water supply serving the village and this ensures a more than adequate supply to serve the village for the period of the plan.

It was an objective of the 1985 plan to connect the village into the Upper Liffey Valley Regional Sewerage scheme. This has been done and the village is adequately serviced for foul drainage.

It is the policy of the Council to meet the future sewerage needs of development in the village and to prevent pollution.

It is the policy of the Council to provide water in sufficient quality and quantity to meet the needs of all consumers.

1.6 REFUSE COLLECTION

Johnstown is served by a once weekly collection service run on a contract basis.

Refuse is disposed of in the Council's central landfill site at Silliot Hill Kilcullen.

1.7 TRANSPORTATION

1.7.1 ROADS

Since Johnstown has been bypassed a number of uses have developed in the village over the years which have created traffic problems in terms of car parking at different times for the residents of the village and the patrons of the various uses involved.

The problems in the main are car parking at the weekends by patrons of the Johnstown garden centre and car parking at night time by patrons of the Johnstown Inn.

At present access to the dual carriageway is controlled by traffic lights. In recent years the level of traffic has given rise to traffic hazard at this signalled controlled junction. The Council propose a grade separate interchange as a solution to the problem.

It is the policy of the Council, as the need arises, to investigate the provision of additional parking facilities in the village and improve footpaths, dangerous bends and junctions as financially feasible.

It is the policy of the Council to control development along the National Primary route (N7) to avoid additional exits, and where possible to close existing exits.

It is the policy of the Council, where possible, to ensure that all developments comply with the Councils long term road proposals for Johnstown.

1.7.2 BUS SERVICES

There is a rural bus service serving the village which also serves other towns in County Kildare. The service originates in Dublin and terminates in Mountmellick. This service operates on Saturdays only.

A daily service operates with pick up and set down at Johnstown Cross. This gives 18 daily services to and from Dublin each day.

A service is also provided on a daily basis to facilitate school going children in the village.

At present Bus Eireann is reviewing the service provided to and from the village with a view to updating their service in the light of changing circumstances.

1.8 HOUSING

There has been very little residential development in Johnstown during the period of the last plan. There is no local authority housing development in the village nor does the local authority own land for residential purposes. Private residential development that has taken place has been infill in character. There is one modern housing scheme in the village.

It will be the policy of the Council :

- (a) to provide and facilitate the provision of housing to meet existing and future needs in both private and social housing sectors.
- (b) that a high standard of design be incorporated in the structure and layout of residential areas.
- (c) to safeguard existing residential amenities.

1.9 COMMUNITY FACILITIES

1.9.1 EDUCATION

There are no schools within the village of Johnstown. Educational facilities are provided at primary level in Kill village and in Naas.

1.9.2 LIBRARY FACILITIES

At present Johnstown is served by a mobile library service. This service operates on a bi-weekly basis and is considered adequate for the level of demand at present.

1.10 AMENITY AND CONSERVATION

Johnstown is a village with a strong architectural character with a high percentage of its buildings of architectural and historic interest. This gives the village a fine architectural streetscape. The village also has fine stands of mature trees forming a backdrop to many of its buildings.

The existing County Council yard in the village centre is an eyesore and is not in keeping with the architectural character of the village.

It is the policy of the Council to :

- (a) ensure that new buildings are in sympathy and scale with existing developments.

- (b) retain existing building line, roofscape and street patterns within the village.
- (c) encourage the rehabilitation and retention of buildings of character
- (d) preserve items of artistic, architectural, historic interest and their environs;
- (e) preserve views and prospects
- (f) preserve woods, trees and other flora by the use of Tree Preservation Orders and other measures and initiatives.
- (g) move the existing County Council yard situated in the village to a more appropriate location.

1.11 ARCHAEOLOGICAL HERITAGE

The archaeological heritage of towns and cities is under threat from development and expansion. The Sites and Monuments for County Kildare commissioned by the OPW has identified an area of archaeological potential in Johnstown at the old grave yard and church.

It is the policy of the council to ensure proper archaeological investigation of this area. The Council will ensure by planning condition that an opportunity is provided for archaeological investigations prior to any developments which if permitted, would damage or disturb any archaeological deposits. It is the policy of the Council that such investigations should be at the cost of the developer.

1.12 TOURISM

It is the policy of the Council to encourage the development of tourism in co operation with Bord Failte, the Office of Public Works and other relevant bodies, so as to expand the employment opportunities available to residents in the village. This will be done subject to the policies and objectives laid down in the various parts of this plan.

1.13 POLLUTION CONTROL

It is the policy of the Council to carry out the provisions of the Water Pollution Act 1977, and of the Environmental Protection Agency Act 1992.

1.14 WILDLIFE ACT

It is the policy of the Council to co-operate with the Parks and Wildlife Section of the OPW in pursuance of the provisions of the Wildlife Act 1976.

1.15 LITTER ACT

The provisions of the Litter Act 1982 and any relevant legislation will be carried out by the Council in attempting to control indiscriminate dumping and bill posting.

1.16 DEVELOPMENT CONTROL

The Council is required to control development to ensure that permissions granted under the Planning Acts are consistent with the policies and objectives of the Development Plan.

It is the policy of the Council to provide advice and guide-lines to potential applicants. The relevant standards for residential and commercial developments are set out in the development control section of this plan.

1.17 CONTRIBUTIONS

The Council, bearing in mind the capital expenditure necessary for the provision of essential services to facilitate development will require contributions towards the provision of such services as are provided for in the Local Government (Planning and Development) Acts 1963 - 1993 Contributions payable will be adjusted in accordance with the building cost index or the consumer price index.

1.18 FINANCE AND IMPLEMENTATION

The availability of resources, including financial resources, will determine the likely implementation of the policies, objectives and proposals as set out in this Development Plan. This in part will depend on Government grants and approvals.

1.19 RESOURCES AND ORGANISATION

In principle, as and when land comes on the market, consideration will be given to its purchase in order to facilitate the proper development of the village and in particular its amenities. Subject to the availability of finance, the Council will facilitate the provision of sites for the needs of the population. It shall be the policy of the Council, where agreement cannot be reached for the purchase of such lands or buildings as may be required to carry out its statutory powers and functions, that such lands and buildings as are necessary will be acquired by compulsory purchase.

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**SECTION TWO
OBJECTIVES**

2.0 INTRODUCTION

Specific objectives of the Council for the village of Johnstown are set out in this part of the plan. Where appropriate, their locations are shown on the Development and Conservation Objectives map. The objectives relate to proposals which the Council intends to initiate within the five year period from the date of adoption of this plan. Some medium and long term proposals are also included in the Plan in order that their eventual implementation is not prevented by short term developments.

The attainment of objectives is conditional on the necessary finance being available and where appropriate on the approval of the Minister of the Environment. The Council will require contributions from developers towards expenditure including roads parking facilities sanitary services and open space. Should any conflict arise between the written statement and the maps the written statement will prevail.

2.1 DEFINITIONS OF BOUNDARIES

For the purpose of its development plan as required under the Local Government (Planning and Development) Act 1963, the boundary of Johnstown is that as shown by the heavy continuous line on the objectives map. The statutory development plan for Johnstown applies only to this area. In considering the development area boundary for the village the following elements have been taken into consideration:

- (1) The need to maintain Johnstown's separate physical identity and the need for open countryside between Johnstown and the industrial estate in Naas.
- (2) The present and future situation regarding the provision of essential services (i.e. water and sewerage).
- (3) The development area under the 1985 plan and the amount of committed and uncommitted land within the this area.
- (4) The location of the Naas/Dublin dual carriageway.
- (5) General planning principles.

The area within the heavy continuous line shown on the conservation and development objectives map will be the development area boundary for Johnstown. Due to the size of Johnstown it is not proposed to adopt a rigid land use zoning objective strategy for the village. Extensive or dense development will not be permitted outside the development area until such time as the land within it is substantially developed.

2.2 TRANSPORTATION

It is an objective of the Council to :

T1 protect routes of future roads from development.

T2 resurface the Main Street pavement.

T3 improve the junction between the Main Street and Palmerstown road.

T4 provide a footpath at both sides of Main Street.

T5 improve public lighting in the Main Street

T6 ensure the provision of permanent surface to all private and public car parks.

2.3 HOUSING

It is an objective of the Council to :

H1 facilitate the development of private housing to meet the expected housing needs.

H2 ensure a high standard of layout provision of open space and landscaping in future private housing developments.

H3 preserve, where possible hedgerows in the area which are of local indigenous character especially those at the archaeological remains.

H4 preserve and improve the amenities of existing residential areas.

H5 ensure that new housing is in keeping with the existing area in terms of scale density and design.

H6 prohibit ribbon development on the approach roads to village.

H7 ensure that infill housing is in keeping with the existing area in terms of scale density and design.

2.4 COMMUNITY AND EDUCATION

It is an objective of the Council to :

CE1 investigate the provision of adequate open space and community facilities to cater for the needs of the population.

2.5 AMENITY AND RECREATION

It is an objective of the Council to :

AR1 preserve significant trees or groups of trees of special amenity value through the use of tree preservation orders and other measures.

AR2 preserve views and prospects forming the setting and environs of all buildings and structures listed for preservation.

AR3 encourage the removal of overhead cables and wires within the village in conjunction with the various utility companies.

AR5 ensure through the development control process, that all new residential estate developments contain a well defined, well located, and well maintained usable open space, which is adequately landscaped and contains well defined boundaries.

AR6 ensure that trees and hedgerows will be conserved where appropriate, through encouragement, tree preservation orders and where possible a requirement that they are retained in new developments.

2.6 ITEMS FOR PRESERVATION

It is an objective of the Council to protect and preserve all items of architectural, historical archaeological, scientific, amenity and streetscape interest. The Council will, accordingly, in its development control function have regard to this objective. Any proposal to demolish or alter these items in any way will require prior planning permission and the effect of this objective is to remove any such development from the exempted development provisions of the planning acts and regulations. The listing of these items for their preservation denotes their inherent value to the community. This value is recognised by the Council and to this end the Council in its tourism role will draw attention to the heritage that they represent. It will be an objective of the Council to assist owners of such properties in their maintenance and repair through free advice, and through advocacy with central Government and the relevant bodies such as the National Heritage Council for the provision of financial incentives for their upkeep. In addition to the items themselves, it is an objective of the Council to preserve their environs and setting and to prevent or exclude any developments which would destroy or detract from their amenity value. It is also an objective of the Council to preserve views and prospects of these items. All such views and prospects are considered by the Council to be of special amenity value and / or special interest.

It is Council policy to retain existing stands of trees, individual trees and hedgerows of visual amenity importance. In any proposals for tree-felling, the Council will consider the making of Tree Preservation Orders where appropriate (See also specific objectives in Section 2. of this Plan).

3.5.5 AGRICULTURAL-RELATED INDUSTRY

Agricultural-related industrial development may be permitted within the agricultural area where it does not conflict with amenity or the viable use of farm holdings for agriculture, forestry or bloodstock purposes. Other considerations which will arise in such developments will be traffic safety, pollution control, and the satisfactory treatment of effluents, smells and noise. Proper provision for disposal of liquid and solid wastes will have to be made. In addition, the size and form of buildings and the extent to which they can be integrated into the landscape, will be factors which will govern the acceptability or otherwise of such development.

3.6 PLANNING ADVICE AND GUIDANCE

3.6.1 PLANNING CLINICS

The Council operates a system of free planning advice, where intending developers or individuals can avail of guidance on all planning matters. It is intended to continue this system for the duration of this Plan. All persons contemplating development are strongly advised to consult with the Council's officers prior to submitting planning applications. Even in the event that intended development is exempted and therefore does not require a grant of permission, developers are advised to consult before beginning work, so as to satisfy themselves that no planning permission is required. It is Council policy to give this advice and guidance without charge.

3.6.2 PUBLICATION OF GUIDANCE

It is the intention of the Council to publish leaflets and brochures to give guidance on many of the policies in this Development Plan to the general public.

3.6.3 CO-OPERATION WITH VOLUNTARY BODIES

It is the policy of the Council to co-operate with the various voluntary and statutory bodies towards the development and renewal of the village, and towards its promotion and beautification. To this end, joint venture operations and award schemes will be undertaken as appropriate.

ITEMS FOR PRESERVATION

ITEM	Map ref	Rating
Johnstown Inn	IP1	R
Johnstown Inn (Brewster)	IP2	L
Terrace of six Cottages	IP3	L
Johnstown house	IP4	L
Old church yard with ruined church	IP5	L
'Ogden' House	IP6	L
'Lenehan' House	IP7	L
'Glendalough' (house)	IP8	L
'Fusco' House	IP9	L
'Behan' House	IP10	L
'Arch' House	IP11	L
'Burke' House	IP12	L

2.8 DERELICT/ VACANT LAND

It is an objective of the Council to:

DV1 identify and secure the development and renewal of obsolete areas within the development boundary through the use of legal powers available under the Derelict Sites Act 1990.

SECTION THREE
DEVELOPMENT CONTROL

3.1 GENERAL

The purpose of this section of the Plan is to ensure a high standard of design, layout and function for all development for which planning permission is necessary under the Planning Acts and Regulations, to conserve what is good in the existing built and natural environment, and to protect the amenities of the village.

Development Control will be exercised by the Council in a positive manner, having regard to the provisions of the Local Government (Planning and Development) Acts 1963 to 1993, and with regard being had to the proper planning and development of the village, its amenities and the Council's policy objectives for the village. The requirements and standards set out herein should be seen in this light.

3.2 DEVELOPMENT STANDARDS

3.2.2 PARKING

Proposals for new development, redevelopment and changes of use will normally be required to make provision for the parking of vehicles in accordance with the standards set out below. In exceptional circumstances, this requirement may be reduced for road safety or environmental reasons, or to allow the re-use of existing buildings. In general, however, each development must provide the following car- parking space:-

TABLE I.

LAND USE	UNIT	PARKING SPACES PER UNIT -
Church	Seat	0.33
Library	100 sq.m gross floor area	3.00
Schools	Per Classroom	1.00
Dwelling-house Dwelling	1.00/2.00	
Flat	Dwelling	1.25
Ballroom Private Dance Clubs	10 sq.m dance floor and sitting down space	3.00
Restaurant	10 sq.m dining-room	2.00
Bars, Lounges, Function Rooms	8 sq.m net public space	3.00
Shopping Centre, Retail Store less than 250 sq.m	100 sq.m gross floor area	4.00
250 sq.m - 1000sq.m	100 sq.m gross floor area	6.00
greater than 1000sq.m	100 sq.m gross floor area	8.00
Offices	100 sq.m gross floor area	4.00
Take-aways	100 sq.m gross floor area	6.00

NOTE: Any development not specifically listed in the table above will have its car parking requirement decided on its merits having regard to each particular development.

In implementing the above standards, however, the Council will reserve the right to alter the requirements having regard to each particular development.

Where car-parking bays are being provided by the developer, it will be necessary for the bays and aisles to be marked out on a permanent durable surface with lines 100mm wide in a durable material and to the required dimensions as stated below, in accordance with the recommendations set out in RT 181 published by An Foras Forbartha. Where the provision of car-parking is required by this Plan in relation to a development such provision may be met by providing the required spaces within the development or, where the Council require, by a contribution in accordance with the powers contained in the Local Government (Planning and Development) Acts, 1963 to 1992.

TABLE VI.

BAY	DIMENSIONS -
Car-Parking Bays	5.0m x 2.5m
Loading Bay	6.0m x 3.0m
Circulation Aisles	6.0m in width

NOTE: Credit will be given for existing authorised use in calculating the above standards.

3.2.3 BUILDING LINES

In the case of the existing village, there will be no defined building lines, and the existing grain of the townscape will be the governing factor.

Where a development requires that the existing roads/footpaths and public lighting be improved/extended, or any other works carried out, to facilitate a development, then a financial contribution to cover the cost of the said facilities will be levied by the County Council. This contribution will be in addition to the other contributions normally levied.

In implementing the above standards, however, the Council will reserve the right to alter the requirements having regard to each particular development. Entrances to new or improved buildings must be designed and sited so as not to interfere with the free flow of traffic or cause unnecessary obstruction to road users.

All footpath crossings must be properly dished and constructed to the Council's satisfaction.

3.2.4 CARE FOR PERSONS WITH DISABILITIES

It is Council policy to provide for suitable access for persons with disabilities to all buildings serving the public. All new public buildings (i.e. all buildings ordinarily used, in whole or in part, as a shopping centre, cinema, bank, health centre, theatre, hall, library, hospital, school, college, community centre, public institution or place of worship) must provide access for persons with disabilities. In this regard, the Council will expect developers of such buildings to comply with the standards set out in the 1992 Building Regulations of the Department of the Environment.

In the case of community centres and buildings which are generally used by people with disabilities or old people for social activities, the Council will require that at least one W.C. compartment in the building be designed to meet the needs of the disabled. Access to such provision internally must be such as to enable its use by the disabled. The relevant guide-lines are contained in the National Rehabilitation Board's publications.

The needs of people with disabilities must also be taken into account in the design and construction of footpaths and parking areas. All footpaths in private commercial and housing developments must be dished at junctions. All parking areas must make provision for spaces for disabled drivers, and such spaces should be located in the most convenient locations for ease of use.

3.2.5 GAMING AND AMUSEMENT ARCADES

The Council considers that gaming arcades are an undesirable use, and potentially detrimental to the business and commercial environment of the village. Any proposals for gaming will accordingly be refused.

Similarly, amusement arcades involving amusements other than gaming as defined in the 1956 Gaming and Lotteries Acts will not be permitted. It should be noted that the placing of amusement machines in business premises used primarily for other purposes (e.g. take away outlets, licensed premises, etc.) requires planning permission and is not considered by the Council to constitute exempted development.

3.2.6 ENVIRONMENTAL IMPACT ASSESSMENT

The Council will operate the provisions of the European Communities (Environmental Impact Assessment), Regulations no. 349 of 1989, and of the Local Government (Planning and Development) Regulations no. 25 of 1990. All developments to which these Regulations apply, including projects of public authorities, will be required to submit detailed Environmental Impact Statements as part of the approval process.

3.3.9 CONTRIBUTIONS

The Council, bearing in mind the capital expenditure necessary for the provision of services which facilitate development, will require contributions towards the provision of such services as are provided for under the terms of the Local Government (Planning and Development) Acts 1963 - 1993. It is Council policy that the rate of contribution in respect of development will be assessed on an individual basis, except where overall contributions are warranted (e.g. for mains water supply over the village area as a whole). It is also Council policy to update on an annual basis the amount of contribution having regard to changes in the building cost index or in the consumer price index, as appropriate.

3.3.2 DRAINAGE AND INDIVIDUAL HOUSES

Sites for houses in rural areas without main drainage shall generally be half an acre, at least, in extent. In all cases, the provision of septic tanks and their associated percolation systems must comply in full with the standards set out in SR6: 1991, as published by EOLAS under the title "Septic Tank Systems - Recommendations for Domestic Effluent Treatment and Disposal from a Single Dwelling House".

3.4 ADVERTISING AND SHOP-FRONT DESIGN STANDARDS

3.4.1 GENERAL

It is the policy of the Council to encourage a high standard of shop-front design and in the provision of advertising. This section sets out the Council's guide-lines and requirements in this area.

The need to develop the character of the village and to embellish its streetscape and its amenities for its inhabitants is the main priority of the Council. In general, where amenity and civic design considerations conflict with the needs of commercial interests, the Council will require that amenity and civic design considerations will predominate.

The principles of good shop-front design will be the essential guide-lines used by the Council in assessing proposals for new shop-fronts and replacement facades. The Council will provide free design advice to developers wishing to carry out such work.

3.3 RESIDENTIAL DESIGN STANDARDS

3.3.1 GENERAL

It is a major policy aim of the Council to improve the quality of residential estates through the implementation of its residential design guide-lines and standards. This section of the Plan sets out these guide-lines and standards.

3.3.2 RESIDENTIAL DENSITY

Johnstown is a compact village with a special scale and character which should be protected. It is an objective of the Council to maintain and protect the intrinsic architectural and environmental character of the village.

Because of this fact it is not proposed to set maximum density standards in relation housing developments.

Applications for housing developments will be dealt with on their merits having regard to architectural character and scale of the village. Each application will be judged inter alia on how it relates to the existing character of the village.

3.3.3 SERVICES

All services, including E.S.B., public lighting cables, telephone and television cables shall be provided underground in new housing developments. Provision should be made for the siting in unobtrusive positions of transformer stations, pumping stations and other necessary service buildings, all of which must be ground located or underground.

3.3.4 STREET LIGHTING

Street lighting shall be in accordance with the recommendations made in E.S.B. publication entitled "Public Lighting in Residential Estates", 1974. Additional lighting will be required for pedestrian links.

3.3.5 ROAD NAMES

It is the policy of the Council that names of residential developments shall reflect local and Irish place-names and shall incorporate old names for the locality as far as possible. No development work shall be allowed on development sites, nor advertising of housing schemes, until the name has been agreed with the Council. The naming of residential developments shall be approved by the Planning Authority in order to avoid confusion in regard to similar names in other locations.

3.3.6 STANDARD OF CONSTRUCTION

The standard of construction of roads and footpaths within residential estates, as well as of sewers, surface water drains and water-mains shall be at least to the level set out in An Foras Forbartha publication "Recommendations for site Development Works for housing areas", 1984. Arrangements shall be made during the development of residential estates to allow monitoring by the Council's staff. This will facilitate the taking in charge of estates upon completion.

3.3.7 OPEN SPACE AND LANDSCAPING

The primary functions of public open space in housing areas are aesthetic and recreational. Open space provides a visual break and visual variety. Open space should be integrated into the overall design concept of the housing layout and should be overlooked by as many houses as possible. A landscaping scheme should be designed as an integral part of the development. Existing trees and hedges should be retained where possible, and such trees should be carefully marked on the site for preservation before any development commences. Those features should also be indicated on the application for permission.

Public and communal open space in new residential developments, in excess of the open space attached to dwellings, shall be provided at the rate of 1 hectare per 150 dwellings/flats or 10% of the total area of the site, whichever is the greater. In calculating the area of open space, the area of road, footpaths and grass margins shall not be taken into account. The Planning Authority will not accept backlands, lands on steep slopes, marshland, etc., as qualifying for open space assessment, nor shall open space incidental to roads, (i.e., grass margins, roundabouts, etc.) be considered as open space. The minimum unit of open space acceptable is 200 square metres with 10m as a minimum dimension for any side.

Provided, where in the opinion of the Planning Authority, it would not be in the interests of the proper planning and development of the area to require the provision of open space at the above standards, the Planning Authority may, by condition attached to a planning permission, require a developer to pay a stated sum of money towards the cost of providing open spaces elsewhere, as provided for in Section 26 of the Local Government (Planning and Development) Act, 1963.

The developers of residential estates shall be required to vest all open spaces in the Council's ownership as public open space upon the taking-in-charge of the estates.

3.3.8 BONDING TO SECURE COMPLETION OF DEVELOPMENTS

The Council will require all developers of housing estates to produce satisfactory bonds for the completion of estates to the standard required by the Council for taking-in-charge. In determining the amount of bond, the previous record of a developer in completing estates satisfactorily will be taken into consideration. Similar bonding will be required in appropriate cases, such as sand and gravel, quarrying operations and private industrial estates, as the Council considers necessary.

3.4.2 SHOP-FRONTS

It should be noted that the replacement of an existing shop-front requires planning permission, and is not considered by the Council as constituting exempted development.

The Council will encourage good shop-front design and the development of fully detailed new shop-fronts of traditional style, using appropriate materials and properly proportioned. New shop-fronts of modern design will be accepted, providing that they are built using traditional materials and are designed to traditional principles of scale, proportion and detailing.

In the re-development of shop-fronts, and in the provision of new shop-fronts on existing buildings, the following considerations shall apply:-

- a) traditional materials shall be used for all visible parts of the work;
- b) the twin elements of a fascia board (to carry names and advertising) and pilasters (to frame and delineate the shop-front boundary) shall be provided in all cases;
- c) the design must be approached in an integrated way, including advertising, lighting and other features;
- d) colour schemes should co-ordinate with adjoining buildings and shop-fronts, and should be chosen to enhance the proportions and detailing of the whole building;
- e) vertical emphasis and proportions should be kept, and plot divisions should be expressed externally (even if the shop crosses them internally).

The Council will actively discourage, through its advice and guide-lines and through the imposition of conditions in planning permissions, or refusal of permission in certain cases, the following:-

- a) the enlargement, or remodelling to a horizontal emphasis, of existing windows above ground floor level;
- b) the construction of fascias linking two or more buildings/plots which have different architectural identities;
- c) the use of standardised brand names or corporate designs as part of shop-front fascia advertising;
- d) the use of roller shutters and their boxes on the exterior of shop-fronts;
- e) the use of large areas of undivided glass or the provision of new display windows with a horizontal emphasis;
- f) the permanent removal of the shop-front and the creation of an opening through which direct trading onto the pavement is carried out.

It should be clearly noted that proposals for new or replacement shop-fronts which exhibit the above characteristics will not be acceptable, and if not amended or altered, will be refused. Unauthorised alterations or developments exhibiting these characteristics will be the subject of legal proceedings to ensure their removal.

3.4.3 ADVERTISING

Advertising should be designed as an integral part of the business premises. Signs will not be allowed to dominate the facade nor interfere with windows or other features or detailing on the building.

The following types of shop-front advertising will be encouraged by the Council:-

- a) the use of traditional painted sign-writing on fascia boards, using appropriate colour schemes;
- b) the use of solid block individual lettering, affixed directly to fascia boards or facades;
- c) the use of spotlighting or floodlighting of fascia boards, shop-fronts or entire facades (provided that the light fixtures are of modest form and size and that such lighting will not cause a traffic hazard);
- d) the painting of stallrisers and other features to enhance the design of the shop-front, using appropriate colour schemes;
- e) the provision of traditional timber or wrought iron hanging signs, with painted or enamelled finishes. Such signs must be of a limited size and projection, and shall be limited to a maximum of one sign for each building facade.

The following types of shop-front advertising will not be permitted by the Council, and will be actively discouraged:-

- a) the provision of plastic, P.V.C., perspex and neon signs or lettering or detailing on any exterior;
- b) the provision of internally illuminated box fascia signs;
- c) the provision of internally illuminated projecting signs, whether fixed or hanging;
- d) the provision of flashing, reflectorised or glitter-type signs or detailing at any location on the exterior of the building, or so located within the exterior as to be intended to be viewed from the exterior;
- e) the provision of any signs or other devices which project above the level of the eaves or parapet, or obtrude on the skyline, or outside the general bulk of the building;

f) the provision of multiple signs, whether small or large, which would cause visual clutter on buildings or within the streetscape;

g) the use of standardised brand names or corporate designs.

3.4.4 CANOPIES

The erection of plastic or fabric canopies of the "Dutch" type will be discouraged. Such canopies disrupt the view along the street and obscure both shop-front detail and neighbouring advertising and are in general not acceptable. Where shading of a window display is required the use of traditional rectangular sun blinds/awnings of the retractable type may be permitted. The erection of a canopy or awning requires planning permission.

The Council will use its enforcement powers, as well as persuasion, to ensure the removal of unauthorised canopies.

3.4.5 ROLLER SHUTTERS

The installation of security shutters can visually destroy and deaden the shopping street at night, and thereby detract from the environment of the town. It is the policy of the Council to discourage the use of such shutters, and to ensure the removal of unauthorised ones. The erection of a roller shutter, and its associated housing, requires planning permission.

Where security shutters are considered to be essential - for example, because of the type of business transacted or goods stored and where the location so indicates, the Council may permit them provided that they meet the following criteria:-

a) they must be of the open-grille type (not perforated or solid);

b) they must be painted to match the shop-front colour scheme;

c) they must be located, together with their associated housings, behind the window display or behind the glazing.

Roller shutters which are located on the exterior of the shop-front will not be permitted. It is Council policy to pursue the removal of all unauthorised such shutters through the use of appropriate enforcement powers.

Alternatives to roller shutters, such as the use of traditional panelled timber shutters or demountable open grilles will be preferred where security needs are involved. Such alternatives require planning permission, but will be favourably considered in place of roller shutters.

The use of roller shutters and their housings for advertising purposes is considered to be objectionable and will not be permitted.

3.4.6 BRAND AND CORPORATE ADVERTISING

The use of standardised brand or corporate advertising will be discouraged by the Council. It is considered that advertising should relate to the names of local proprietors and their establishments, as this will reinforce a local identity and community. Corporate or brand advertising which relates to a national or international identity is not considered appropriate to the external appearance of commercial buildings or to the streetscape of town. Internal brand advertising within premises is acceptable provided that it is not so designed as to be viewed from the exterior.

Where corporate advertising is permitted, it will be expected to be in a form and design which is compatible with the elements of the streetscape, and with the requirements of this Development Plan. Compatibility with individual buildings and with the streetscape will be considered to be more important than uniformity between the branches of a company.

The provision of projecting brand signs, of whatever type or design, will not be permitted.

3.4.7 OUTDOOR ADVERTISING STRUCTURES

Outdoor advertising structures will not generally be permitted within the village, whether free-standing or attached to buildings. However, in cases where they screen a derelict structure or other eyesore, they may be permitted on a temporary basis. In particular, the use of gables or sides of buildings for the exhibition of advertising structures will not be permitted.

Outdoor advertising structures will not be permitted in the open countryside, or where they would conflict with the visual amenity of residential areas and open spaces, or where they would restrict a view or prospect of special amenity or special interest.

Roadside advertising will not be permitted, nor at any location away from the roadside where it could cause the creation of traffic hazard. Direction signs of a tourist nature, for local advertising and without any advertising matter, may be permitted in certain circumstances.

Advertising structures (such as sandwich boards) placed on public footpaths shall be restricted having regard to visual amenity and pedestrian and traffic safety. Licences may be required for their erection and/or maintenance.

The requirements of this Section of the Plan relating to advertising are set out under the provisions of Section 26(6) and 56(1)(c)(iv) of the Local Government (Planning and Development) Act 1963, and of paragraph 9 of Part IV of the Third Schedule of that Act.

3.5 AGRICULTURAL DEVELOPMENT

3.5.1 GENERAL

This Section of the Plan outlines the Council's standards in respect of agricultural development. As the village is not a scheduled town within the meaning of the Planning Acts certain agricultural developments may be exempt from planning permission subject to the criteria laid down in Exempted Development Regulations No.86 of 1994. The Council will operate the relevant legislation in the light of ensuring the continued viability and use of existing farming enterprises and their development in accordance with environmental criteria and the policies and objectives contained in this Plan

3.5.2 POLLUTION CONTROL

The Council will exercise its powers under the Planning Acts and under the Water Pollution Act to ensure that agricultural development will not cause pollution to watercourses. All new and existing agricultural developments will be required to ensure that all effluent, including yard run-off, is collected and stored within the confines of the development.

3.5.3 DESIGN

In the construction and layout of agricultural buildings, the Council will have as its objective the sympathetic siting of these buildings in the landscape so that they can be properly integrated over time. In this regard, the provision of tree planting, including shelter belts and screening, will be required.

The finishes of agricultural buildings will be required to meet high standards of maintenance, and must have colours and textures which will be unobtrusive. This is particularly necessary for larger buildings. Generally, cladding of dark-brown, dark-green or grey colours will be preferred to lighter colours, and roof areas should be darker in shade than side panels or walls.

The Council will encourage the grouping of agricultural buildings so as to minimise obtrusion on the landscape, while having regard to pollution control and traffic safety considerations.

3.5.4 TREE PLANTING/HEDGEROWS

The Council will encourage tree planting on agricultural holdings, particularly using native deciduous tree species. Where new farm developments or extensions to existing facilities are proposed, the Council will require the provision of tree planting including shelter belts.



**KILDARE
COUNTY
COUNCIL**

**DEVELOPMENT PLAN
1995**

JOHNSTOWN

■■■■ DEVELOPMENT BOUNDARY

IP1. ITEMS FOR PRESERVATION

T1. TRANSPORT OBJECTIVES

